

**CITY COUNCIL
WORKSHOP
MARCH 2, 2017**

The City Council held a workshop on Thursday, March 2, 2017 with a quorum present, to wit:

Christopher Fielder	Mayor
Ron Abruzzese	Mayor Pro Tem
Andrea Navarrette	Councilmember, Place 1
Michelle Stephenson	Councilmember, Place 2, arrive 6:11 p.m.
Shanan Shepherd	Councilmember, Place 3
Jeff Seiler	Councilmember, Place 5
Troy Hill	Councilmember, Place 6

ITEM 1. Mayor Fielder opened the meeting at 6:03 p.m.

ITEM 2. A quorum of the Council was present.

ITEM 3. The following topics were discussed:


- Proposed Composite Zoning Ordinance Amendments (16-OR-006), more specifically, garage standards regarding 50% of lots must include other than street-facing garages; and
- Proposed Subdivision Ordinance Amendments (16-OR-003), more specifically, on-site septic systems on one (1) acre lots.

The workshop was adjourned at 6:51 p.m.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY



**CITY COUNCIL
REGULAR MEETING
MARCH 2, 2017**

The City Council held a regular meeting on Thursday, March 2, 2017 with a quorum present, to wit:

Christopher Fielder	Mayor
Ron Abruzzese	Mayor Pro Tem
Andrea Navarrette	Councilmember, Place 1
Michelle Stephenson	Councilmember, Place 2
Shanan Shepherd	Councilmember, Place 3
Jeff Seiler	Councilmember, Place 5
Troy Hill	Councilmember, Place 6

ITEM 1. Mayor Fielder opened the meeting at 7:04 p.m. Councilmember Shepherd provided the invocation and Mayor Fielder led the Pledges of Allegiance.

ITEM 2. Roll Call showed a quorum of the Council as being present.

ITEM 3. STAFF REPORTS. No reports.

ITEM 4. CITIZENS PUBLIC COMMENT PERIOD.

Jack Cornutt, 709 Camino Alto Drive – commented on flashing school zone lights; elementary schools which have flashing school zone lights; Jim Plane Elementary is only school in Leander without flashing school zone lights; and feels it is the City's responsibility to install the lights because they are located in the City's ROW.

ITEM 5. RECOGNITIONS/PROCLAMATIONS/VISITORS. None.

CONSENT AGENDA.

Councilmember Navarrette made a motion, seconded by Councilmember Shepherd, to approve Consent Agenda Items 6C through 13C. A vote was cast 7 in favor, 0 against.

ITEM 6C. Approve minutes for meetings held on February 16, 2017.

ITEM 7C. Approve Dedication and Acceptance of Marbella Off-site Wastewater Improvements.

ITEM 8C. Approve Dedication and Acceptance of Bluffs at Crystal Falls Section 3, Phase 3F Subdivision Infrastructure Improvements.

ITEM 9C. Approve Dedication and Acceptance of Stewart Crossing Off-site Wastewater Improvements.

ITEM 10C. Approve Resolution No. 17-008-00 authorizing the Leander Police Department to submit Grant #3326601 to solicit grant funding from the Criminal Justice Division (CJD) of the Governor's Office for the Leander Police Department Unmanned Mobile Surveillance Trailer Project; providing for an expenditure in the amount of Thirty-Two Thousand Six Hundred Fifty Dollars (\$32,650.00); authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

ITEM 11C. Approve Resolution No. 17-009-00 authorizing the Leander Police Department to submit Grant #2759503 to provide matching funds as required by the Criminal Justice Division (CJD) of the Governor's Office grant for the continued funding of the Victim Services Coordinator position; providing for a total expenditure in the amount of Thirty-Seven Thousand Three Hundred Seventy-Eight Dollars and Fifty-Eight Cents (\$37,378.58); authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

ITEM 12C. Approve awarding a Professional Services Contract to Schrickel, Rollins and Associates, Inc. (SRA) for the design and construction administration services required for the Robin Bledsoe Park; and authorizing the City Manager to negotiate an agreement and execute any and all necessary documents.

ITEM 13C. Approve a Temporary License Agreement by and between Capital Metro Transportation Authority and the City of Leander for the use of a portion of their property to launch fireworks for the City's 2017 Liberty Fest Celebration; authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

ITEM 14. Mayor Fielder opened a Public Hearing at 7:09 p.m. regarding Zoning Case 16-Z-034 to consider the request of Tommy Tucker on behalf of Crescent Leander TX, L.L.C. to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on one (1) parcel of land approximately 10.804 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032106; and generally located at the eastern terminus of Riva Ridge Drive, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing was closed at 7:09 p.m.

Councilmember Shepherd made a motion, seconded by Councilmember Naverrette, to approve the First Reading of an Ordinance regarding Zoning Case 16-Z-034 amending the current zoning Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban); on one (1) parcel of land approximately 10.804 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032106; and generally located at the eastern terminus of Riva Ridge Drive, Leander, Williamson County, Texas. A vote was cast 7 for, 0 against.

ITEM 15. Mayor Fielder opened a Public Hearing at 7:12 p.m. regarding Zoning Case 16-TOD-Z-035 to consider the request of Stefan Pharis on behalf of Crescent Leander TX, L.L.C. to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to PUD/TOD CD (Planned Unit Development/Transit Oriented Development Conventional Development Sector) on three (3) parcels of land approximately 30.079 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032206, R032194, and R096153; and more commonly known as 301 918 Private Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing was closed at 7:12 p.m.

Councilmember Navarrette made a motion, seconded by Councilmember Shepherd, to approve the First Reading of an Ordinance regarding Zoning Case 16-TOD-Z-035 amending the current zoning Interim SFR-1-B (Single-Family Rural) to PUD/TOD CD (Planned Unit Development/Transit Oriented Development Conventional Development Sector); on three (3) parcels of land approximately 30.079 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032206, R032194, and R096153; and more commonly known as 301 918 Private Road, Leander, Williamson County, Texas. A vote was cast 7 for, 0 against.

ITEM 16. Mayor Fielder opened a Public Hearing at 7:20 p.m. regarding Zoning Case 16-TOD-Z-036 to consider the request of Doucet & Associates, Inc. (Syd Xinos & Melony May) on behalf of Capital Metro Transportation Authority to amend the current zoning of HC-4-C (Heavy Commercial), HI-5-D (Heavy Industrial), and PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with a base zoning district of HI-5-D (Heavy Industrial) on one (1) parcel of land approximately 29.79 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R031728; and more commonly known as 60 Heritage Grove Road, Leander, Williamson County, Texas. No one spoke in favor or opposition of the request. The Public Hearing was closed at 7:20 p.m.

Mayor Fielder made a motion, seconded by Councilmember Stephenson, to approve the First Reading of an Ordinance regarding Zoning Case 16-TOD-Z-036 amending the current zoning HC-4-C (Heavy Commercial), HI-5-D (Heavy Industrial), and PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with a base zoning district of HI-5-D (Heavy Industrial) on one (1) parcel of land approximately 29.79 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R031728; and more commonly known as 60 Heritage Grove Road, Leander, Williamson County, Texas. A vote was cast 7 for, 0 against.

ITEM 17. Mayor Fielder opened the Public Hearing at 7:23 p.m. regarding Zoning Case 17-Z-002 to consider the request of Mike Siefert on behalf of Grand Haven Homes, LP (Managing Partner: Eric Rome) to amend the Cottages at Crystal Falls PUD (Planned Unit Development) on one (1) lot, approximately 9.6 acres \pm , legally described as Lot 6, Block A of the Crystal Falls Town Center, Phase 2 Subdivision; generally located to the west of the intersection of Local

Rebel Street and Rowdy Loop, Williamson & Travis Counties, Texas. No one spoke in favor or opposition of the request. The public hearing was closed at 7:23 p.m.

Councilmember Seiler made a motion, seconded by Councilmember Navarrette, to approve the First Reading of an Ordinance regarding Zoning Case 17-Z-002 amending the Cottages at Crystal Falls PUD (Planned Unit Development); on one (1) lot, approximately 9.6 acres \pm , legally described as Lot 6, Block A of the Crystal Falls Town Center, Phase 2 Subdivision; and generally located to the west of the intersection of Local Rebel Street and Rowdy Loop, Leander, Williamson & Travis Counties, Texas. Q&A followed. A vote was cast 7 for, 0 against.

ITEM 18. Councilmember Shepherd made a motion, seconded by Councilmember Navarrette to approve the Second Reading of Ordinance No. 17-012-00 regarding 16-OR-006 amending the Leander Code of Ordinances, Chapter 14, Zoning, Article 14.02, Zoning Ordinance, by adopting streetscape standards, updating lot size requirements, access requirements associated with residential use components, updating masonry requirements, updating driveway requirements, provide for Master Architectural Standards, add new residential use components and development standards for said components, update related sections, updating the Matrix, updating the compatibility standards, modifying setback requirements, promote access management, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing a severability clause; and providing an effective date. Discussion followed. Councilmember Stephenson requested a friendly amendment, to strike Article VIII, Section 5(j)(6) and (7). Councilmember Shepherd accepted the friendly amendment to the main motion, Councilmember Navarrette seconded accepting the friendly amendment. A vote was cast 6 for, 1 against (Abruzzese).

ITEM 19. Following a discussion, Councilmember Navarrette made a motion, seconded by Councilmember Shepherd, to approve the First Reading with the amendments discussed in the Workshop of an Ordinance regarding 16-OR-006a amending the Leander Code of Ordinances, Chapter 14, Zoning, Article 14.02, Zoning Ordinance, by adopting streetscape standards, updating lot size requirements, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing a severability clause; and providing an effective date. Discussion continued. A vote was cast 4 for, 3 against (Abruzzese, Seiler, Hill).

ITEM 20. Councilmember Abruzzese made a motion, seconded by Councilmember Seiler, to approve Ordinance No. 17-013-00, as presented, regarding 16-OR-003 amending the Leander Code of Ordinances, Chapter 10, Subdivision Regulation, Article 10.02, Subdivision Ordinance, adopting streetscape standards by amending the Concept Plan requirements to encourage high intensity uses closer to the intersections of major roadways, promote access management, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing for a severability clause; and providing an effective date. Comments followed. A vote was cast 6 for, 1 against (Hill).

ITEM 21. Following a discussion, Mayor Fielder made a motion, seconded by Councilmember Navarrette to postpone until March 16th regular meeting, Ordinance No.

17-019-00 regarding 16-OR-003a amending the Leander Code of Ordinances, Chapter 10, Subdivision Regulation, Article 10.02, Subdivision Ordinance, adopting streetscape standards by amending the Concept Plan requirements to encourage high intensity uses closer to the intersections of major roadways, identify criteria for lots to be served by on-site sewage treatment systems, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing for a severability clause; and providing an effective date. Comments followed. A vote was cast 6 for, 1 against (Abruzzese).

ITEM 22. Councilmember Navarrette made a motion, seconded by Councilmember Stephenson, to approve Amendment No. 1 to Task Order KFA-27 with K. Friese & Associates, Inc. for reconstruction of County Road 290 at Old 2243 West in an amount of Thirteen Thousand One Hundred Twenty-Five Dollars (\$13,125.00); authorizing the City Manager to execute any and all necessary documents; and providing an effective date. A vote was cast 7 for, 0 against.

ITEM 23. Councilmember Shepherd made a motion, seconded by Councilmember Navarrette, to approve Development Case 16-DA-006 regarding a Development Agreement by and between the City of Leander and Blackburn Communities, LLC regarding the development of the McGraw Beck Tract generally located on the west side of Ronald Reagan Blvd. approximately one half mile south of Republic Trails; authorizing the City Manager to execute any and all necessary documents; and providing an effective date. Discussion followed. A vote was cast 5 for, 2 against (Abruzzese, Seiler).

ITEM 24. COUNCILMEMBER CLOSING STATEMENTS.

Michelle Stephenson – commented grandbabies attended meeting; happy to report son is improving and anticipates him being released from the hospital tomorrow; and grateful he is doing better.

Shanan Shepherd – commented decisions Council make are not black and white; wrestle with the details; appreciate the citizens working with the Council, everyone has the same goal for a better City; and utilizing tax dollars effectively.

Ron Abruzzese – stated he stands by all the comments he made tonight.

Christopher Fielder – commented multiple items brought forward in an ordinance; may not agree with all items in the ordinance; makes for tough decisions; and thanked everyone for input.

ITEM 25. The meeting adjourned at 8:15 p.m.

APPROVED:



MAYOR

ATTEST:

Dana Crabtree

CITY SECRETARY

